



- No Onward Chain
- Sought After Location
- Detached Bungalow
- Garage And Off Road Parking
- Four Bedrooms
- Bathroom And Cloakroom
- Close To Shops And Amenities
- Some Improvement Required

99 Ernest Road, Wivenhoe, Colchester, Essex. CO7 9LJ.

An extended detached bungalow in this sought after Wivenhoe position and on one of the most sought after roads in the town. It provides easy access to the towns local shops, train station, quayside and waterfront. Currently offering four bedrooms, bathroom, living/dining room, kitchen, garage, a private and secluded rear garden and ample off road parking. This property is also offered with no onward chain. Viewings are strongly advised.



Property Details.

Ground Floor

Entrance

5' 3" x 5' 7" (1.60m x 1.70m) Access to storage cupboard, which also houses the boiler, door to;

Living/Dining Room



16' 8" x 17' 10" (5.08m x 5.44m) Window to front radiators, doors to;

Kitchen



12' 11" x 10' 8" (3.94m x 3.25m) Window to side,, single door to side, strip light, range of eye and low level fitted units with work surface over, space for free standing fridge and freezer, space for dish washer, washing machine, space for single oven, access to storage cupboard.

Hallway

loft access, radiator and doors to;

Bedroom one



11' 2" x 10' 2" (3.40m x 3.10m) Window to rear, radiator.

Bedroom Two



11' 9" x 9' 10" (3.58m x 3.00m) Windows to rear, sliding patio doors to rear, radiator.

Bedroom Three



10' 3" x 8' 11" (3.12m x 2.72m) Window to side, radiator.

Property Details.

Bedroom four



8' 3" x 9' 5" (2.51 m x 2.87 m) Window to side, radiator, built in wardrobe.

Bathroom



Window to side, heated towel rail, fully tiled suite, W/C, wash hand basin, and accessible walk in bath with shower head over.

W/C

Window to side, W/C

Outside

Garden



Mainly laid to lawn with various trees, shrubs and plants, hardstanding area, side access, fully enclosed by panelled fencing

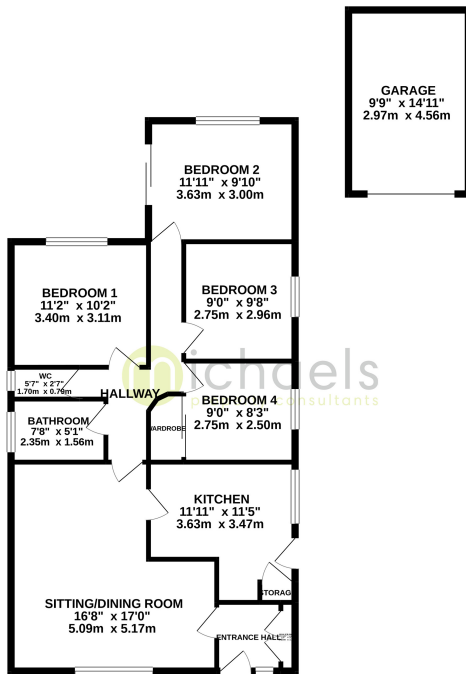
Front garden and Parking

There is off road parking for several vehicles as well as a detached garage to the side of the property.

Property Details.

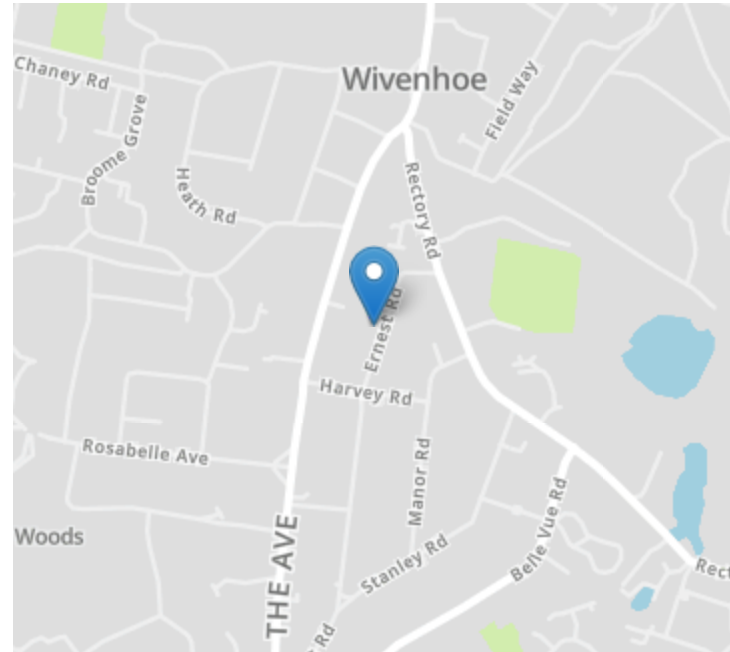
Floorplans

GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.